



Town of Nantucket Finance Committee

March 13, 2023, Minutes

4:00PM Remote Participation Via Zoom

Staff:	Brian Turbitt, Finance Director; Susan Carmel, Assistant Finance Director; Mariya Basheva, Assistant Town Accountant; Andrew Vorce, Planning Director
Attending Members:	Denice Kronau, Chair, J, Peter Schaeffer, Joseph Grause, Jeremy Bloomer, Joanna Roche
Absent Members:	Stephen Maury, Peter McEachern, Christopher Glowacki, Jill Vieth

Finance Committee Meeting Call to Order

- Denice Kronau calls the Finance Committee meeting to order on Monday, March 13, at 4 PM via Zoom.
- Members of the public are instructed to use their full names for Zoom access to participate.
- Denice Kronau confirms the presence of all members and persons on the agenda, including Peter Schaeffer, Joseph Grause, Jeremy Bloomer, Joanna Roche.
- Denice Kronau reminds members to mute their phones or computers when not speaking, to speak clearly, and that all votes will be conducted by roll call.

Introduction of Agenda and Public Comment

- Denice Kronau seeks approval of the Agenda, Joanna Roche makes the motion, Peter Schaeffer Seconds.
Roll Call: Schaeffer Aye, Bloomer Aye, Grause Aye, Roche Aye, Kronau Aye. Passes Unanimously.
- Denice Kronau opens the meeting for public comment, closes public comment. Then notes the next item on the agenda is review, discuss, and potentially adopts motions for the upcoming town meeting warrant articles.

Discussion on Article 40 and Public Concerns

- Andrew Vorce introduces the first article, Article 40, regarding a zoning bylaw amendment on time-sharing or time-interval ownership.

- Andrew Vorce explains that the planning board has decided not to adopt the article, citing the need for more thought on fractional ownership and short-term rentals.
- Denice Kronau questions Andrew Vorce about the planning board's change of mind and the implications for the town meeting.
- Joseph Grause inquires about a specific development attempting to use fractional ownership, and Andrew Vorce explains the complexities and legal considerations.
- Peter Schaeffer expresses concern about the article being called and potentially passing at the town meeting.
- Jeremy Bloomer asks for metrics on the issue, and Andrew Vorce provides information on the specific project and its implications.

Planning Board's Position on Article 40

- Denice Kronau clarifies that the planning board's motion is to not adopt Article 40 and asks for a motion to support this position.
- Joe Grause makes the motion, and it is seconded by Peter Schaeffer.

Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.

Review of Article 44

- Andrew Vorce discusses Article 44 on off-street parking requirements, explaining the planning board's unanimous support for the article.
- Joseph Grause recalls previous concerns about parking, and Denice Kronau confirms that the planning board has addressed these issues.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

Roll Call: Roche Aye, Bloomer Aye, Schaeffer Aye, Grause Aye, Kronau Aye. Passes Unanimously.

Discussion on Article 45 and Article 46

- Andrew Vorce introduces Article 45, which involves zoning map changes for specific properties, and explains the planning board's decision not to adopt.
- Denice Kronau calls for a motion to support the planning board's recommendation, and it is made by Peter Schaeffer and seconded by Joanna Roche.

Roll Call: Roche Aye, Bloomer Aye, Schaeffer Aye, Grause Aye, Kronau Aye. Passes Unanimously.

- Andrew Vorce discusses Article 46, which involves zoning map changes for properties fronting on Nobska way, and explains the planning board's unanimous support for R5 zoning.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Joanna Roche.

Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.

Further Zoning Map Changes and Accessory Uses

- Andrew Vorce discusses Article 48, which involves zoning map changes for various streets, and explains the planning board's unanimous support for the changes.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.

- Andrew Vorce discusses Article 50, which involves zoning map changes for various streets, and explains the planning board's unanimous support for the changes.
- Joanna Roche makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.

- Andrew Vorce introduces Article 55, which involves a zoning bylaw amendment on swimming pools in residential areas, and explains the planning board's decision not to adopt.
- Denice Kronau calls for a motion to support the planning board's recommendation, and it is made by Peter Schaeffer and seconded by Joseph Grause.

Roll Call: Schaeffer Aye, Grause Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.

Discussion on Accessory Uses and Non-Conforming Uses

- Andrew Vorce discusses Article 58, which involves adding language to the definition of accessory uses, and explains the planning board's unanimous support for the amendment.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

Roll Call: Grause Aye, Schaeffer Aye Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.

- Andrew Vorce discusses Article 62, which involves a zoning bylaw amendment on pre-existing non-conforming uses of structures and lots, and explains the planning board's decision not to adopt.
- Denice Kronau recommends that the committee wait until hearing Article 63 before making a comment and to combine them.
- Andrew Vorce discusses Article 63, which involves additional conditions on pre-existing non-conforming uses, and explains the planning board's decision not to adopt.
- Denice Kronau calls for a motion to support the planning board's recommendation, and it is made by Joseph Grause and seconded by Peter Schaeffer.
- **Roll Call: Schaeffer Aye, Bloomer Aye, Grause Aye, Roche Abstains, Kronau Aye. Passes 4-0.**

Final Zoning Map Change and Meeting Conclusion

- Andrew Vorce discusses Article 67, which involves a zoning map change from R20 to R10, and explains the planning board's unanimous support for the change.
- Joseph Grause makes a motion to support the planning board's recommendation, and it is seconded by Peter Schaeffer.

Roll Call: Grause Aye, Schaeffer Aye, Roche Aye, Bloomer Aye, Kronau Aye. Passes Unanimously.

- Brian Turbitt explains Article 29 to rescind unused borrowing authority that the town had previously had approved, explains how this borrowing authority was left unused.
- Peter Schaeffer motion to rescind the unused borrowing authority, seconded by Joseph Grause.

Roll Call: Bloomer Aye, Roche Aye, Grause Aye, Schaeffer Aye, Kronau Aye. Passes Unanimously.

- Denice Kronau concludes the meeting, reminding members of the next meeting and the need for a quorum.
- Motion to Adjourn made by Schaeffer, Seconded by Grause.

Roll Call: Bloomer Aye, Roche Aye, Grause Aye, Schaeffer Aye, Kronau Aye. Passes Unanimously.